

# \$669,000 - 45 Evansglen Mews Nw, Calgary

MLS® #A2195625

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,926 sqft  
Residential on 0.15 Acres

Evanston, Calgary, Alberta

Tucked away in a quiet cul-de-sac, this immaculate home sits on a large pie-shaped lot in the family-friendly community of Evanston. Just steps from the new elementary school, parks, walking paths, and Evanston Towne Centre, this home offers the perfect blend of space, comfort, and convenience. Inside, large windows fill the open-concept main floor with natural light, highlighting the gleaming hardwood floors. The kitchen is both stylish and functional, featuring quartz countertops, upgraded stainless steel appliances, rich cabinetry, a pantry, and a breakfast bar for casual dining. The living room is warm and inviting with its gas fireplace, while the dining area leads to a spacious deck with a gas line, ideal for outdoor gatherings. Upstairs, a bonus room provides extra space for family movie nights or a play area. The primary bedroom offers plenty of room for king-sized furniture, along with blackout blinds, a walk-in closet, and a spa-like ensuite with dual sinks, a deep soaker tub, and a separate shower. Two additional bedrooms, an upper-floor laundry room, and a full bathroom complete this level. The huge backyard is perfect for kids and pets, featuring a built-in firepit, a new fence, and an irrigation system to keep the lawn lush with minimal effort. A beautiful home in a prime location—don't miss out on this one!

Built in 2015



## Essential Information

MLS® #	A2195625
Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,926
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	45 Evansglen Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 6th, 2025

Days on Market 8

Zoning R-G

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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